

20211015000502170
10/15/2021 11:36:32 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Mary Rebecca Cruz and Bartolo L. Cruz
1604 Ashville Road
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100768

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thomas E. Williams and Mary Elizabeth Williams, a married couple**, whose address is 251 CO RD 105 Bremen, AL 35033 (hereinafter "Grantor", whether one or more), by **Mary Rebecca Cruz and Bartolo L. Cruz**, whose address is 76 Pear Tree Road, Valley Grande, AL 36701 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Mary Rebecca Cruz and Bartolo L. Cruz, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1604 Ashville Rd, Montevallo, AL 35115, to-wit:**

Lot 1 of Block A, of Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 81, in the Probate Office of Shelby County, Alabama.

Also, Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

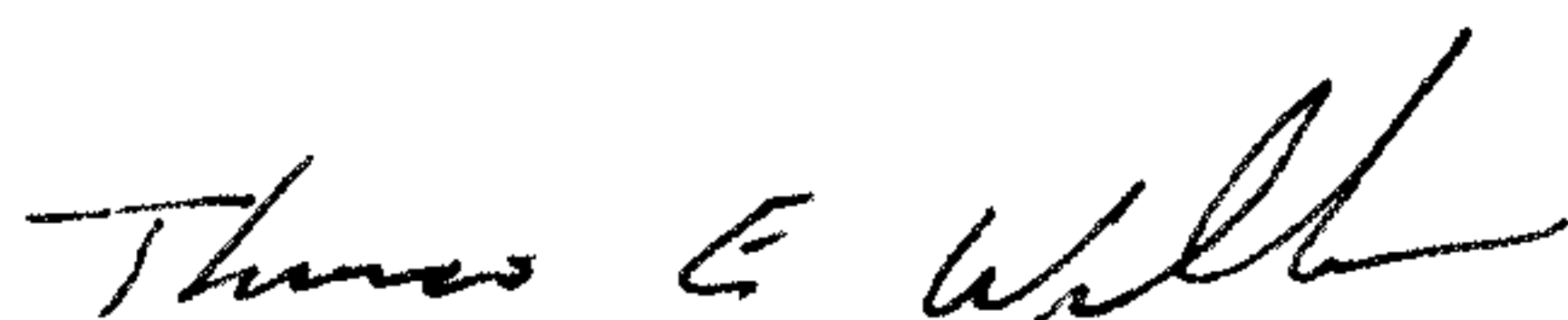
Also, a strip of land between the Southernmost boundaries of Lot 1, in Block A and Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, and the old fence right of way which is considered to be the Southernmost boundary of the above named subdivision, said strip is approximately 39 feet wide at its Western end and approximately 23 feet wide at the Eastern end and is 586 feet 9 inches in length on the side abutting the above named lots.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

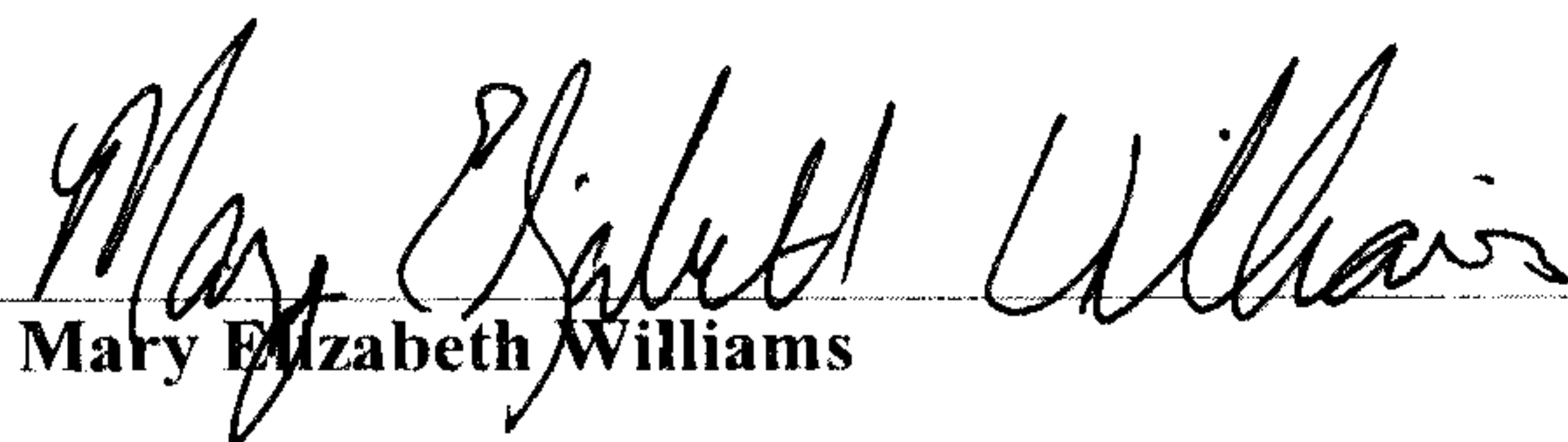
Subject to a third-party mortgage in the amount of \$237,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of October, 2021.



Thomas E. Williams



Mary Elizabeth Williams

State of Alabama

County of Shelby

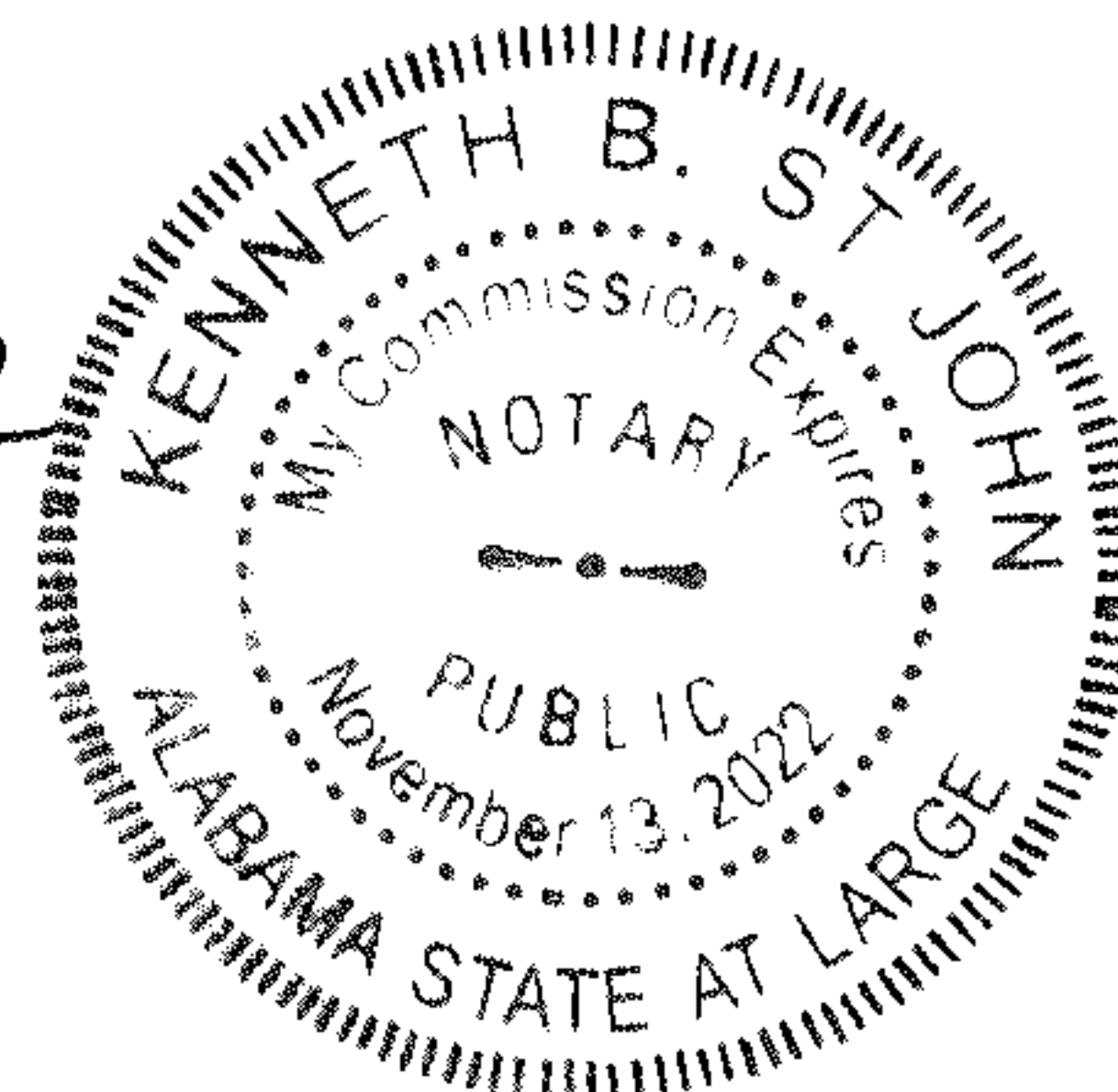
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Thomas E. Williams and Mary Elizabeth Williams, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13th day of October, 2021.



Notary Public: Kenneth B. St John

My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2021 11:36:32 AM
\$37.50 CHERRY
20211015000502170

